

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$1,650.00

Parcel Identifier No. 0741676089, 0741667855, 0741669762, 0741668656 Verified by _____ County on the _____ day of _____, 20_____

By: _____

Mail/Box to: ~~Grantee~~ Blanco Tackabery, PO Drawer 25008, Winston-Salem, NC 27104

This instrument was prepared by: Stam Law Firm, PLLC _____

Brief description for the Index: Lot 2 BM 2012-1010; Lots 5&6 BM2006-1301

THIS DEED made this 15 day of December, 2016, by and between

GRANTOR	GRANTEE
<p>John R. Gaster, II, Trustee of the Jessie Moore Gaster Revocable Trust Agreement dated July 28, 1993 and the John Roland Gaster Revocable Trust Agreement dated July 28, 1993</p> <p>516 Hillcrest Road Apex, NC 27502</p>	<p>SXCW Properties II, LLC</p> <p>7935 Council Place, Suite 200 Matthews, NC 28105</p>

All or a portion of the property herein conveyed does not include the primary residence of a Grantor.

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. corporation or partnership.

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in the White Oak Township, Town of Apex, Wake County, North Carolina and more particularly described as follows:

See Exhibit A attached hereto which is incorporated herein by reference.

Submitted electronically by "Blanco Tackabery & Matamoros, P.A."
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Wake County Register of Deeds.

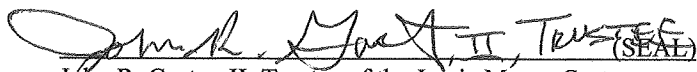
The property hereinabove described was acquired by Grantor by instrument recorded in Book _____ page _____.


TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

- 1. 2016 ad valorem taxes.
- 2. All easements, restrictions and rights of way of record.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

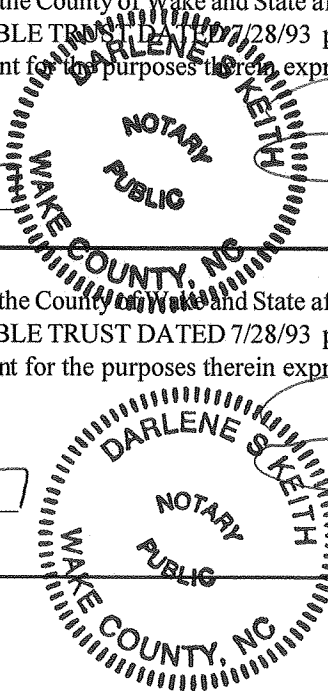
 (SEAL)
 John R. Gaster, II, Trustee of the Jessie Moore Gaster
 Revocable Trust dated 7/28/93

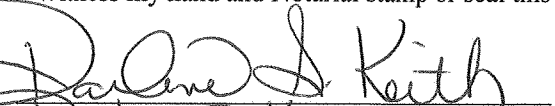
 (SEAL)
 John R. Gaster, II, Trustee of the John Roland Gaster
 Revocable Trust dated 7/28/93

State of North Carolina - County of Wake

I, the undersigned Notary Public of the County of Wake and State aforesaid, certify that JOHN R. GASTER, II, TRUSTEE OF THE JESSIE MOORE GASTER REVOCABLE TRUST DATED 7/28/93 personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 15 day of December, 2016.

My Commission Expires: 8-5-2017
(Affix Seal)

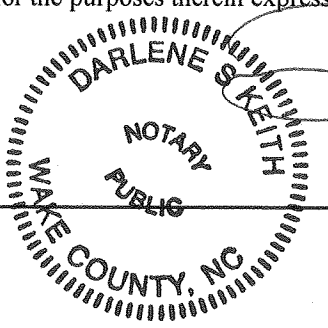



 Darlene S. Keith Notary Public
 Notary's Printed or Typed Name

State of North Carolina - County of Wake

I, the undersigned Notary Public of the County of Wake and State aforesaid, certify that JOHN R. GASTER, II, TRUSTEE OF THE JOHN ROLAND GASTER REVOCABLE TRUST DATED 7/28/93 personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 15 day of December, 2016.

My Commission Expires: 8-5-2017
(Affix Seal)





 Darlene S. Keith Notary Public
 Notary's Printed or Typed Name

EXHIBIT A

Tract 1

Being all of Lot(s) 2 as shown on map entitled "Recombination Survey for JVI Development II, Inc.", according to the plat thereof recorded in Book of Maps 2012, Page 1010, in the Office of the Register of Deeds of Wake County, NC.

Track 2

Being all of Lot(s) 5 & 6 shown on map entitled "Gaster Family Trust, dated July 28, 1993, John R. Gaster II, Trustee" recorded in Book of Maps 2006, Page 1301, in the Office of the Register of Deeds of Wake County, NC.